LOT 12
VILLAGES OF WOODBRIDGE #1
PB 7/229

STARKE MARLIS &/FRISCHMUTH MALISSA
95567 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0120

BUILDING CHARACTERISTICS

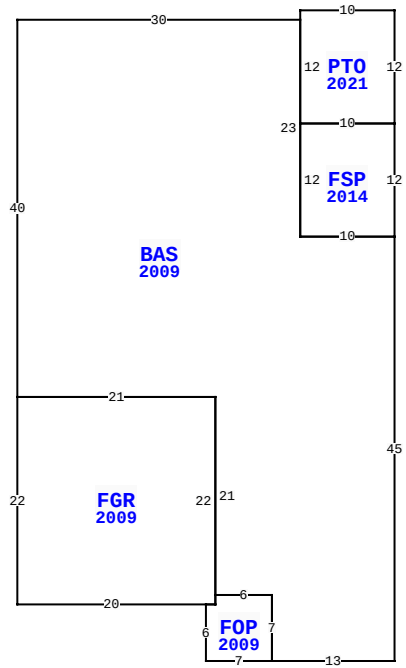
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	169,152
FGR	462	55	254	23,099
FOP	48	30	14	1,273
FSP	120	40	48	4,365
PTO	120	5	6	546
TOTALS	2,610		2,182	198,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	107.3100	96.85	211,327	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2022 Heated Area: 1860 HX Base Yr 2022



95567 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,436
TOTAL MARKET OB/XF VALUE		9,966
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		283,402
SOH/AGL Deduction		22,562
ASSESSED VALUE		260,840
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		205,840
TOTAL JUST VALUE		283,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108429	SCRN ENCL	2,820	06/28/2021
R2106070	ROOF	15,000	05/12/2021
C22875	CO ISSUED	0	12/15/2009
M0914862	H/AC	0	10/01/2009
E22127	ELEC OTHER	1,800	09/01/2009
P13942	OTHER	0	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/0148	5/17/2021	WD	Q	I	02	308,000
GRANTOR: THRIFT WILLIAM K						
GRANTEE: STARKE MARLIS & MAL						
2296/1759	8/07/2019	WD	Q	I	01	236,000
GRANTOR: TRIBBITT CHRISTEN A &						
GRANTEE: THRIFT WILLIAM K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 S40 FGR=[YR=2009] S22 E20 FOP=[YR=2009] S6 E7 N7 W6 S1 W1 $ E1 N22 W21 $ E21 S21 E6 S7 E13 N45 FSP=[YR=2014] N12 PTO=[YR=2021] N12 W10 S12 E10$ W10 S12 E10 $ W10 N23 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0911	SCRN RM A	0	100	0	0	120.00	SF	17.50	17.50	100	2021	2021	3	97	2,037	
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2009	2009	3	91	3,199	
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00	32.00	100	2011	2011	3	83	3,904	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	
5	0855	CONC PAVER	0	100	0	0	62.00	SF	10.00	10.00	100	2011	2011	3	93	577	

LAND DESCRIPTION

TOTAL OB/XF 9,966

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/15/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS